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**Lazarus, Silvyn & Bangs, P.C.**

A PROFESSIONAL CORPORATION

April 20, 2015

Mr. Frank Dillon  
City of Tucson Lead Planner  
Planning & Development Services  
201 N. Stone Ave., 3<sup>rd</sup> Floor  
Tucson, AZ 85701

Re: DRC Submission – Adjustments to the Hub at Tucson II’s Approved Design

Dear Frank:

Thank you for taking time recently to discuss the approval process for minor adjustments to Core Campus Developers’ (“Core”) design of the Hub at Tucson II located at 1023 N. Tyndall (the “Project”). As you know, the Main Gate Overlay District’s Design Review Committee (“DRC”) approved the Project’s design on January 13, 2015 (the “Approved Design”), and the City of Tucson’s (the “City”) Design Professional confirmed the Approved Design in his January 29, 2015 letter. As the project has moved through the development process and based partly on City-requested changes, Core has made several minor adjustments of the Approved Design. These changes are detailed in the enclosed updated Design Package Change Submission.

The Change Submission illustrates six minor modifications to the Project, two of which were required by the City as a result of the Project’s Development Package (“DP”) review. Core’s response to these unforeseen DP changes are reasonable and as equivalent as practical to the Approved Design. Core also has made four minor design changes that are insubstantial in that they do not noticeably impact the Project’s visible or functional design features. These changes improve the Project’s design without changing the design elements of height, massing, or streetscapes, nor are there any new materials, colors, or special architectural features incorporated in these changes. These changes are detailed below.

**Changes Required by City’s DP Review:**

- **Balcony Height Increase:** The City’s Building Code (the “Code”) requires that the railing height for seven balconies be raised 30 inches. This adjustment will result in a balcony height increase from 48-inches to 78-inches on seven balconies located on the top-two floors. This change will not modify the balcony materials or design, and all other balconies will remain the same height.
- **Water Meter Move:** In the approved design, the water meter and electrical transformer were housed together in one mechanical room, south of the garage door on the East Elevation. The City required as part of its DP review that these utilities be separated into two separate rooms, one for the water meter and the other for the transformer. This requirement results in the addition of a mechanical room to the north of the garage. This new mechanical room design will mimic the design and be constructed of the same materials as the existing room.

**Minor Design Changes:**

- Elevator Room on Roof: The width of the Project's mechanical elevator room, located on the roof, will be expanded to allow for inclusion of a pool mechanical equipment room and restrooms. The elevator room's height will not change, nor will the exterior materials used in the room's design. This addition improves the Project's design by allowing the restrooms and storage area to be clustered together on the roof within the existing mechanical room structure.
- Balcony Pattern Change: The staggered pattern for nine of the balconies on the East Elevation has been reversed, slightly adjusting the location of these balconies on floors three through six. This minor change improves the visual efficiency of the units, and will not result in any other changes to the balcony design or materials.
- Windows/Glazing Changes: On the North, South, and East elevations there are several adjustments to window locations and/or size. These adjustments improve the Project design by slightly increasing the glazing square footage on the East and South Elevations: an additional 76 sq. ft. of glazing on the East Elevation, and an additional 64 sq. ft. on the South elevation. These adjustments results in an approximately one percent increase in total glazing without changing the number of windows on the Project.
- Landscape Materials: The Project's landscape materials have been adjusted to include more cacti and less shrubs. This change improves the Project design by increasing the number of plants that are appropriate for our desert climate, which extends plant life and decreases the total amount of water needed for the landscape.

Please let us know if there is any additional information needed. As always, thank you for your time and assistance with this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rory Juneman", with a stylized flourish extending to the right.

Rory Juneman, Esq.

Enclosure

cc: Rick Gonzalez  
Jeff Zelisko  
Justin Otanicar